TO: Memo to the file

DATE: January 12, 1998

Lawrence E. Schmidt Zoning Commissioner

This very old file was referred to me for disposition in that it remains "open", notwithstanding that the Petition ws filed in 1988 and a request for withdrawal was made by counsel on September 30, 1988. Apparently, an Order dismissing the case was never entered because of unpaid open costs.

I could enter an Order Dismissing without Prejudice", however, I don't know who should receive it. Attorney Robert J. Ryan is no longer with Moore, Carney, Ryan and Latanzi (Mr. Moore is deceased). I hesitate to send it to the property owner in Massachusetts, in view of the file's

In the alternative, I am going to place this Memo in the file and this file should be considered closed in view of its age and the request to dismiss originally filed in 1988.

LES:mmn

PETITION FOR ZONING VALANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 201.4 and 409.2a to permit the owner to build an apartment project for the elderly in an R.A.E. 2 zone with 245 parking

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The apartment complex planned by the owner will include 208 independent living apartment units for the elderly and 110 assisted care apartment units for the elderly. Although the apartments will not meet the current definition of "housing for the elderly" in Section 101, the factors related to the use of the units, the owner's sponsored van service, and availability and accessibility of public mass transportation will meet the requirements of Section 409.2.e. Additional parking spaces will add to the cost of the project and rent for the elderly without additional benefit to elderly or public. See attached memo for further rationale.

Property is to be posted and advertised as prescribed by Zoning Regulations.

spaces for 318 apartment units instead of the required 318 spaces.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

> I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

ontract Purchaser:	Legal Owner(s): PIKESVILLE RETIREMENT ASSOCIATES LIMITED PARTNERSHIP
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	Edward M. Levitt (Type or Print Name)
City and State	Signature
ttorney for Petitioner: Moore, Carney, Ryan & Lattanzi	c/o Longwood Retirement Associates 800 South Street
Robert J. Ryan (Type of Print Name)	Address Phone No.
Relant L. Keyan	Waltham, Massachusetts 02154
Signature	City and State
4111 East Joppa Road Address	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted
Baltimore, Maryland 21236	Kevin M. Hassey, Asst. Project Manag
City and State	Name 800 South Street
301-529-4600	Waltham, MA 02154; 1-617-894-1
Attorney's Telephone No.: 301-529-4600	Address Phone No.
	2476

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day 19 FF, that the subject matter of this petition be advertised, as 

Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER AND VARIANCES NW Corner McHenry Ave. & Bedford: OF BALTIMORE COUNTY Ave., 3rd District

PIKESVILLE RETIREMENT ASSOC. LTD. PARTNERSHIP, Petitioner

Case No. 88-446-ASPH

ENTRY OF APPEARANCE

:::::::

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 12th day of April, 1988, a copy of the foregoing Entry of Appearance was mailed to Robert J. Ryan, Esquire, Moore, Carney, Ryan & Lattanzi, 4111 E. Joppa Rd., Baltimore, MD 21236, Petitioner's Attorney.

CASE NO. 88-446-ASPH

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 201.4 and 409.2a to permit the owner to build an apartment project for the elderly in an R.A.E. 2 zone with 213 parking spaces for 318 units instead of the required 318 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The apartment complex planned by the owner will include 208 independent

living apartment units for the elderly and 110 assisted living apartment units for the elderly. Although the apartments will not meet the current definition of "housing for the elderly" in Section 101, the factors related to the use of the units, the owner's sponsored van service, and availability and accessibility of public mass transportation will meet the requirements of Section 409.2.e. Additional parking spaces will add to the cost of the project and rent for the elderly without additional benefit to elderly or public.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County,

> I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s): PIKESVILLE RETIREMENT ASSOCIATES
	LIMITED PARTNERSHIP
(Type or Print Name)	(Type or Print Name,
	- I shall
Signature	Signature
	Edward M. Levitt
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner: Moore, Carney, Ryan & Lattanzi by: Robert J. Ryan	c/o Longwood Retirement Associates 800 South Street
(Type of Frint Name)	Address Phone No.
Signature Signature	Waltham, Massachusetts 02154 City and State
4111 East Joppa Road Address	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted
Baltimore, Maryland 21236	Kevin M. Hassey, Asst. Project Manager
City and State	Name 800 South Street
Attorney's Telephone No.: 301-529-4600	Waltham, Massachusetts 02154; Address 1-617-894-1211 Phone No.
ORDERED By The Zoning Commissioner of	Baltimore County, this day
out Baltimore County, that property be posted, an	e subject matter of this petition be advertised, as, in two newspapers of general circulation throughed that the public hearing be had before the Zoning of, County Office Building in Towson, Baltimore
County, on the day of	, 19, at o'clock
M.	

Zoning Commissioner of Baltimore County.

+290

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine when ther or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve \_\_\_\_\_

construction of assisted care apartment units in an R.A.E. 2 zone with provision for common dining facilities but no kitchen appliances in the individual apartments as a permitted use under Section 201,2Al and 201.2A.5.2. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s): PIKESVILLE RETIREMENT ASSOCIATES			
(Type or Print Name)	LIMITED PARTNERSHIP (Type or Print Name)			
Signature	Signature			
Address	Edward M. Levitt (Type or Print Name)			
City and State	Signature .			
Attorney for Petitioner: Moore, Carney, Ryan & Lattanzi Robert J. Ryan (Type or Print Name)  Signature  4111 East Joppa Road Address	c/o Longwood Retirement Associates 800 South Street Address Phone No. Waltham, Massachusetts 02154 City and State  Name, address and phone number of legal owner, contract purchaser or representative to be contacted			
Baltimore, Maryland 21236 City and State Attorney's Telephone No.: 301-529-4600	Name 800 South Street Waltham, MA 02154; 1-617-894-1			

of \_\_\_\_\_\_, 19.55, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of Marf, 19.88, at 2 o'clock

Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

PETITION FOR ZONING VALIANCE

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached herets and made a part hereof, hereby petition for a

40' from the centerline of the street instead of the required 60'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the

The minimum yard and building location requirements would require con-

struction of the proposed twin apartment unit buildings in a location

being of elderly residents. The land on the opposite side of Clovelly

of the adjoining street. The proposed location of the buildings will

result in a more desirable living environment for the elderly.

Property is to be posted and advertised as prescribed by Zoning Regulations.

Road is permanently dedicated to local open space and the proposed location of the building will not interfere with the aesthetics or safety

which would severly limit the number of windows and views from the windows. Natural light and natural views are important to the well-

Variance from Section 201.3cl to permit construction of an apartment building

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

following reasons: (indicate hardship or practical difficulty)

Contract Purchaser: Legal Owner(s): PIKESVILLE RETIREMENT ASSOCIATES LIMITED PARTNERSHIP (Type or Print Name) (Type or Print Name) Edward M. Levitt (Type or Print Name) City and State Signature Attorney for Petitioner: Moore, Carney, Ryan & Lattanzi c/o Longwood Retirement Associates Robert J. Ryan 800 South Street (Type or Print Name) Kelert H. Kyan. Waltham, Massachusetts C2154 City and State 4111 East Joppa Road Name, address and phone number of legal owner, con-

Baltimore, Maryland 21236 Kevin M. Hassey, Asst. Project Manager Name 800 South Street Waltham, MA 02154 Attorney's Telephone No.: 301-529-4600 1-617-894-1211 ORDERED By The Zoning Commissioner of Baltimore County, this

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore 4.7h

Zoning Commissioner of Baltimore County.

tract purchaser or representative to be contacted

DAFT-McCUNE-WALKER, INC.



200 East Pennsylvania Avenue Towson, Maryland 21204 Telephone: 301—296-3333 Land Planning Consultants Landscape Architects Engineers & Surveyors

Description to Accompany Zoning Petition West Side of Bedford Avenue at North Side of McHenry Avenue Third Election District, Baltimore County, Maryland.

Beginning for the same at the point formed by the intersection of the west side of Bedford Avenue with the north side of McHenry Avenue, said point of beginning being at the end of the second of the two following courses and distances measured from the point formed by the intersection of the center line of Bedford Avenue with the center line of McHenry Avenue, (1) Westerly 37 feet, more or less, and thence (2) Northerly 26 feet, more or less, to the point of beginning, thence leaving said point of beginning and running and binding on said north side of McHenry Avenue, (1) South 82 degrees 02 minutes 00 seconds West 200.00 feet, thence leaving said McHenry Avenue and running the six following courses and distances, viz: (2) North 07 degrees 58 minutes 00 seconds West 149.00 feet, thence (3) North 84 degrees 31 minutes 00 seconds West 139.00 feet, thence (4) North 36 degrees 45 minutes 00 seconds West 62.00 feet, thence (5) North 49 degrees 01 minutes 00 seconds West 26.20 feet, thence (6) North 71 degrees 25 minutes 00 seconds West 26.20 feet, and thence (7) North 07 degrees 40 minutes 00 seconds West 202.36 feet to intersect the center line of Clovelly Road, thence running and binding thereon the three following courses and distances, viz: (8) Northeasterly by a line curving to the right with a radius of 251.60

Page 1 of 3

feet for a distance of 88.58 feet (the arc of said curve being subtended by a long chord bearing North 61 degrees 50 minutes 49 seconds East 88.13 feet), thence (9) Northeasterly by a line curving to the right with a radius of 360.00 feet for a distance of 92.15 feet (the arc of said curve being subtended by a long chord bearing North 79 degrees 15 minutes 59 seconds East 91.90 feet), and thence (10) North 86 degrees 36 minutes 00 seconds East 20.00 feet, thence leaving said center line of Clovelly Road and running the three following courses and distances, viz: (11) South 02 degrees 06 minutes 28 seconds East 15.00 feet, thence (12) North 86 degrees 36 minutes 00 seconds East 62.75 feet, and thence (13) Easterly by a line curving to the right with a radius of 235.00 feet for a distance of 34.70 feet (the arc of said curve being subtended by a long chord bearing South 89 degrees 10 minutes 09 seconds East 34.67 feet) to intersect the West side of Bedford Avenue aforesaid, thence running and binding on the West side of said Bedford Avenue the four following courses and distances, viz: (14) Southeasterly by a line curving to the left with a radius of 224.37 feet for a distance of 62.13 feet (the arc of said curve being subtended by a long chord bearing South 55 degrees 48 minutes 50 seconds East 61.94 feet), thence (15) Southeasterly by a line curving to the right with a radius of 190.00 feet for a distance of 191.45 feet (the arc of said curve being subtended by a long chord bearing South 34 degrees 52

Page 2 of 3

minutes 51 seconds East 183.45 feet), thence (16) South 06 degrees 00 minutes 52 seconds East 267.83 feet, and thence (17) South 38 degrees 28 minutes 00 seconds West 6.82 feet to the point of beginning.

Containing 3.58 acres of land more or less. NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES

ONLY AND IT IS NOT INTENDED TO BE USED FOR CONVEYANCE.



February 11, 1988 DMW Project No. 87128A (L87128A)

Page 3 of 3

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Balti-more County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W Maryland as follows: Petitions for Zoning Variance and Special Hearing Case number: 88-446-ASHP SWC McHenry Avenue and Bedford Avenue 3rd Election District and Councilmanic District Petitioner(s): Pikesville Retit ment Assoc. Ltd. Partnership Hearing Date: Friday. August 26, 1988 at 9:00 a.m. Variance to permit construction of an apartment building 40 feet from he centerline of the street instead o the required 60 feet. Variance to permit the owner to build an apartment project for the elderly in an R.A.E. 2 zone with 213 parking spaces for 318 apartmen units instead of the required 318 Special Hearing: Construction of ssisted care apartment units in an k.A.E. 2 zone with provision for common dining facilities but no kitchen appliances in the individual apartments as permitted use under 5-200 201.2A1 and 201.2A.5.2. , the event that this Petition is

granted, a building permit may be ssued within the thirty (30) day appeal period. The Zoning Commisrequest for a stay of the issuance of rood cause shown. Such reques must be in writing and received in this office by the date of the hearing set above or presented at the hear-J. ROBERT HAINES

in the event that this Pattion is granted, a building point may be seased within the thiny (30) day appeals particl. The Zoung Commissioner will, however, entertiam any request for a stay of the insurance of seal p smit during this period for good cause stroke. Such request must be in writing and received, in this office by the date of the hearing set above or presented at the hearing.

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., once in each successive weeks, the first publication appear-

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

THE JEFFERSONIAN,

5. Zete Orlon

Program

Program. This 12-veck course will

begin Tuesday, Sept. 27, from 7-8:30

p.m. All classes are held in the

classroom suite of the Hilton Hotel in Pikesville. To reserve a seat or for

Registration is now open for the fall

45.00

## The Stepfamily Assoc. of America Door) makes it last and last, so prescribed diuretics, then by all mean onsider this broth 2 (SAA), 602 E. Joppa Rd. 21204, is log-ing for volunteers to help with ministrative and stepfamily outream you think you've had a meal even when you've fasted. possibility to restore potasprojects. SAA, a non-profit organizasium. Otherwise, just consider tion dedicated to enriching stepfamiit a beauty builder - full of ly life, provides personal and peer sup-Aimond Milk vitamins and minerals. Not port through local chapters and acts as 2 ounces almonds (blanched) only is it good for you, it's a a central clearinghouse/referral agen-3/4 cup spring water cy of educational materials and other great and healthful way to use resources available to stepfamilies and leftover vegetables - any you those who work with them (therapists, may have on hand, including lawyers, clergy and educators). Info./Jean Rukert, volunteer coordinator, unpeeled potatoes. Just add Liquefy in blender. them to the basic ingredients. Kate Jackson's LEGAL NOTICE The Greenhouse Angel Juice Potassium Broth NOTICE OF HEARING -Kate Jackson, the actress, soars on carrot, washed but not peeled this drink's high protein. Use it as an The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the properly shrinfait hearing in Floom 106 of the County Office. Building, located at 111 W. Chesa-peste Avenue in Towon, Maryland as follows: 12 fresh greenbeans or pea pods energy-extender when working late. mushroom stems (if available) when skipping lunch or eating a late-3 small yellow squash, unpecled I tbsp. carob powder 1 onion, peeled Patitions for Zoning Venezions and Special Hearing CASE MUMBER: 86-446-ASHP NWC Monten and Bedford Avenue 3rd Election Deptic - 2nd Councilment; Patitioner(s): Passwille Reference Associated Partnership HEAPING SCHEDULED: FHIDAY, AUGUST 28, 1989 at 7 3 s.ml. I cup plain yogurt handful of spinach, watercress, or 1 thsp. wheat germ parsley (or combination of all three) 1 mashed banana Cover vegetables with water and 1/2 cup milk simmer until soft. Strain and season Blend and chill. The Green House in Arl-Any of these drinks will Variance to permit construction of an apartment building 40 feet from the centerfine of the street instead of the required 60 feet. Variance to permit the denser to build an apartment project for the elicinity in an IUA.E.2 zone with 213 periong spaces for 314 apartment units instead of the required 316 sparse. Spacer Hearing, Con., Uction of assessed care. keep you hale, hearty, healthy, ington, Texas - where all those rich Texan folk and celebrities go to shape up - has a special broth they serve each morning. t can be used, too, as a snack speriment unus as an R.A.E.2 zone with provision for common direng facilities but no library application applicance in the individual approvision as a previous under Section 201.2A1 and 201.2A.5.2. Medical Terminology when energy flags during midmorning or mid-afternoon.

As its name suggests, it gives

you lots of that necessary potassium, which is basic to

the body's chemistry. For

those who don't know this,

diuretics are dangerous because

they remove potassium from more information, call Eileen Lesser at

the cells along with unwanted 484-9242 after 6 p.m.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 88-446-ASPA

Date of Posting 4-19-88 ner: Piturille Retirement assoc. Limital Partnership Location of property: NW/Comme of Mc Henry love and Belfork an Location of Signs: NW Corner of Mc Henry and Belford arenne

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

Gusan Sender Obrect

Zoning Commissioner of Baltimore County

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public

hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson,

Petition for Zoning Variance and Special Hearing
Case number: 88-446-ASPH \*
NWC McHenry Avenue

Hearing Date: Wednesday, M 4, 1988 at 9:00 a.m.

Variance to permit construction :

apartment units instead of the re-Construction of assisted care apar ment units in an R.A.E. 2 zone with

provision for common dining facili-ties but no kitchen appliances in the

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day ap-

some rwill, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in

this office by the date of the hearing set above or presented at the hear

J. ROBERT HAINES

mit the owner to build an apar project for the elderly in an R.A.E. 2 zone with 213 parking spaces for 318

and Beford Avenue
3rd Election District —

CELTIFICATE OF PUBLICATION

Fikesville, Md., July 27 19 FY THIS IS TO CENTIFY, that the annexed advertisment was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 2 th day of the first publication appearing on the 27th cay of July the secend publication appearing on the the third publication appearing on the THE NORTHWEST STAR Cost of Advertisement\_



nual Presidential Scholarship Ball w/Bobby Felder Band, 9 p.m.-1 a.m. Thon against birth defects. \$40 person. Cocktails, buffet dinner; blk. tie. Palladium Ballroom, 2900 Check in 8-10 a.m. 35K route; 3K Sr. Stroll; 3-5K Buggy Brigade; Teamwalk Liberty Hgts. Ave. Tkts./444-3040 or for comapnies & orgs. Starts at Sholom 23rd Annual Donor, 12:30 Apr. 25...Interfaith Luncheon to Apr. 22...Balto. Co. Chamber of Commerce brkfst forum. 7:45 a.m. \$17,50. celebrate Israel's 40th anniv. by Balto. Panel disc. on proposed Balto. Light Rail System. Marriott's Hunt Valley Jewish Council & Balto. Zionist Fed. Spring Fling dinner. 6:30 p.m. State of Noon. Syndicated columnist/TV commentator George F. Will to spk.

Sheraton Inner Harbor Hotel. Limited Blue Crest North, Pikesville. Resv./ Inn. Resv. by Apr. 19 a must/ 825-6200. Apr. 23...2nd Annual CCB Alumni "Take Me Out to the Ballgame", Walk-A-Thon double-header/bullroast, 1-5 p.m. \$20. Benefits Alumni Assoc. & CCB Fndm. CCB Red Devils Baseball Team vs. he 18th Annual March | Teamwalk, where companies Prince Georges Community College. Music, dancing, extensive menu. CCB of Dimes Walk-A-Thon and organizations can walk Liberty Campus Field House. will be held Sunday, Resv./Thomas Carbotti, 396-0993 or Every step and pleds Herb Sledge, 396-1597. Apr. 24. Check in will be 8-10 a.m. at Memorial Stadium. counts in the fight against Birth Apr. 23...20th Annual Eye Ball by The 1988 Walk-A-Thon will Defects. To register for the Women's Com. of Medical Eye Bank include 2 3-K Senior Stroll, 2 Walk-A-Thon, call the March of of Md. 8 p.m. \$100 person. Benefits 3.5 K Buggy Brigade, and Dimes at 752-7990. research for causes & cures for human blindness. Blk. tie; music by Sixpence & Second Nature. Dining, casino games, boutique shopping. Balto. Country Club. Resv./752-2020. LEGAL NOTICE LEGAL NOTICE Apr. 23...9th Annual Bull & Oyster Roast by Stella Maris Aux. to benefit residents. 5-10 p.m. \$18 person. Parkville American Legion, 2301 Putty Hill Ave. Resv./Ellen Fox, 252-7506 or Helen Keller, 561-2307. In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set showe or made at the hearing. Pattors for Zoning Variances and Special Hearin Case number\_85\_468\_ASPH NWC McHenry Avenue and Bedford Avenue 3rd Election District - 2nd Counciments Distric Petitioner(s): Pitcesville Retirement Assoc. Ltd. Partnership HEARING SCHEDULED: WEDNESDAY, MAY 4, 1988 at 9:00 a.m. Apr. 23...Chesapeake Audubon Soc. arenal Spaghetti Dinner. 6 p.m. \$6.50; \$3 ages 4-12; under 4 free. Election of Bartholomew's Church, 4713 Edmondson Ave. nr. Westview, Resv./

88-446-ASHP CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting October 5, 1988 Variances and Special Hearing. Pikesville Retirement Gosoc. Std. Partnership Location of property: NW/cor. Mc Henry arenue and Bedford anenue Location of Signs posted N/W corner of Mc Henry and Bedford Date of return Getober 7, 1988 Rumber of Signer

NOTICE OF HEARING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the properly identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Available of the County Office Building, located at 111 W. Chesapeake Available of the County Office Building. and Special Hearing Case number: 88-446-ASPH NWC McHenry Avenue and Bedford Avenue 3rd Election District 2rd Councilmanic etitioner(s): Pikesville Retirement Variance to permit construc tion of an apartment building 40 feet from the centerline of the sevent instead of the required 60 feet variance to permit the owner to build an aperiment project for the elderly in an R.A.E.2 zone with 213 parking spaces for 318 spart-ment units instead of the required

no kitchen appearance at united vidual apertments as permitted use under Section 201.2A1 and 201.2A.5.2 In the event that this Petition is

granted, a building permit may be sissued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertial

missioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or

J. ROBERT HAINE

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_ successive weeks, the first publication appearing on Oct. 6, 19 88

THE JEFFERSONIAN.

5. Zehe Orlan

cess all the way through settlement. 6. Assistance with negotiation of all contract offers on your behalf, LEGAL NOTICE FOR RENT LEGAL NOTICE SEVEN MILE LANE - Apt., newly de-NOTICE OF MEARING
The Zoning Commissioner of Battimore County, by authority of the Zoning Act and Regulations of Battimore County, will hold a public hearing on the property dentified herein in Rooms 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Townon, Maryland as follows: NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Tuwson, Maryland as follows: corated, 4 BR, 2 baths, LR w/fireplace, DR, kitchen with W/D, front & back. ent., heat/hot water incl., \$750/month. APARTMENT - 21/2 room efficiency, Randallstown, subjet. Call 521-3170 or 1-301-441-8528. REAL ESTATE Variance to permit 24 feet distances between principal building fronts in lieu of the required 80 feet and scaryard serbacks of 0 feet in lieu of the RANDALLSTOWN (473) - Country style, 4 BR., large rooms, front porch, priced to sell. Call Sue Hobbs, Variance to permit construction of an apartment building 40 feet from the centerline of the street instead of the required 60 feet. In the event that this Petition(s) is granted, a building permit may be leased within the thirty (30) day spoped period. The Zoning Commissioner will, nowever, entertain any request for a stay of the sessince of stad permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing. 833-5400 or 833-1130. Grempler Real-LEGAL NOTICE Special Hearing: Construction of assisted care apartment units in an R.A.E.2 zone with provision for common dining facilities but no knother ap-The Zoning Construssioner of Battimore County, by authority of the Zoning Act and Regulations of by authority of the Zoning Act and Regulations of by authority of the Zoning Act and Regulations of the property identified herein in Room 106 of the In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing. Trips & Tours Petitione for Zoning Variance
CASE NUMBER: 89-163-A
NEC Washington Aversue & Castlemoor Road;
(Parcel 1, Lot 1, - 7320 Castlemoor Road;
SWC Castlemoor and Richwood Avenues
(Parcel 4, Lot 1, - 3305 Richwood Avenue)
2nd Election District - 2nd Councilmanse
Petritoner(s): Gamma Construction Co., Inc.
Hearing Scheduled: Thursday, October 27, 1998
at 2:00 p.m. a trip to New York to do your own thing on Saturday, Oct. 22. Bus leaves Reise. Plaza, 7 a.m.; leaves NY for home 7 p.m. \$40. No smoking. Variance to permit on Parcel 1, Let 1, a side street setback of 10 test in lieu of the required 25 Variance to permit on Parcel 4, £ol 1, a side street setback of 12 feet in lieu of the required 25 Auditions for an original play 'Christmas in Fell's Point," will be Carrie Murray Outdoor Education Campus offers a day trip to the Ap-In the event that this Putition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing. Oct. 10 & 11 at 7:30. Needed: men and women ages 20 to 60. Prepare short monologue (1 to 2 minutes). To open Dec. 2 and play for two ed by a picnic lunch on top of Weverweekends, Friday, Saturday, & Sunday ton Cliffs, overlooking the Potomac evenings and Sunday matinee at 2. and Shenandoah Rivers. Dst of \$12 

ZONING OFFICE

CERTIFICATE OF PUBLICATION

THE NORTHWEST STAR

THIS IS TO CERTIFY, that the annexed advertisement

was published in the NORTHWEST STAR, a weekly

County, Maryland before the \_\_\_\_\_\_\_ day of

13th day of April 19 88

Cost of Advertisement\_

newspaper published in Pikesville, Baltimore

the first publication appearing on the

the second publication appearing on the

the third publication appearing on the

Fikesville, Mc., Oct. 5 19 88

THIS IS TO CENTIFY, that the annexed advertisment was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 6th day of Oct. 19 88

the first publication appearing on the sth cay of oct - 19 88 the secend publication appearing on the the third publication appearing on the

Cost of Advertisement\_

Baltimore County

494-3353

J. Robert Haines

Zoning Commissioner

Office of Planning & Zoning

Towson, Maryland 21204

THE NORTHWEST STAR

FAR 1 7 1988

Dennis F. Rasmussen

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act

identified herein in Room 106 of the County Office Building, located at 111

Variance to permit construction of an apartment building 40 feet from the

centerline of the street instead of the required 60 feet. Variance to permit

the owner to build an apartment project for the elderly in an R.A.E. 2 zone with 245 parking spaces for 313 apartment units instead of the required 313 spaces. Special Hearing: Construction of assisted care apartment units in

an R.A.E. 2 zone with provision for common dining facilities but no kitchen

appliances in the individual apartments as permitted use under Section 201.241

In the event that this Petition is granted, a building permit may be issued

entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in

this office by the date of the hearing set above or presented at the hearing.

within the thirty (30) day appeal period. The Zoning Commissioner will, however,

W. Chesapeake Avenue in Towson, Maryland as follows:

Petitioner(s): Pikesville Retirement Assoc. Ltd. Partnership

HEARING SCHEDLLED: WITNESDAY, MAY 4, 1988 at 9:00 a.m.

Petitions for Zoning Variances and Special Hearing

3rd Election District - 2nd Councilmanic District

Case Number: 88-446-ASPH

and 201.2A.5.2.

J. ROBERT HAINES

Baltimore County

Zoning Commissioner of

Robert J. Ryan, Esq.

cc: Edward M. Levitt and Kevin M. Hossey

NG McGarry Avenue and Deford Avenue

and Regulations of Baltimore County will hold a public hearing on the property

88-446-ASPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this

\_\_\_\_ 24th day of February , 19 88

Pikesville Retirement Petitioner's Robert J. Ryan

Petitioner Assoc. Ltd. Partnership Received by: James E. Dyer Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINE E-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT B 183\*\*\*\*\*\*3500:a 6074F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND OFFICE OF FINE E- REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT DATE 2-11-88 B B 033\*\*\*\*\*30000:4 011&F

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204

J. Robert Haines
Zoning Commissioner

Robert J. Ryan, Esq. Moore, Carney, Ryan & Lattanzi 4111 E. Joppa Road Baltimore, Maryland 21235

Petitions for Zoning Variances and Special Hearing Case Numbers 88-446-ASH Not Molecury Avenue and Patord Avenue 3rd Election District - 2rd Councilments District Patitioner(s): Pilesville Retirement Assoc. Ltd. Partnership HEARING SOFFILED: WEINESDAY, NAT 4, 1988 at 9:00 a.m.

Dear Mr. Ryant

Please be advised that 1/2.40 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do <u>not</u> remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not

Very truly yours,

J. Robert Haines J. ROBERT HAINES Zoning Commissioner of Baltimore County

cc: Edward M. Levitt and Kevin M. Hessey

7-21-88 FROM THE DESK OF J. ROBERT HAINES Ann Nastarowicz \_\_\_\_ James E. Dyer W. Carl Richards James H. Thompson See me immediately Discuss with me Prepare draft response Please follow up Collect \$20.00 fee
Please handle Please attend meeting Prepare written report Please file Set up conference

(301) 529-4600

FAX 529-6146

4-5-88-3

MOORE, CARNEY, RYAN & LATTANZI ATTORNEYS AT LAW 4III E. JOPPA ROAD BALTIMORE, MARYLAND 21236

April 4, 1988

529-4600

ROBERT E. CARNEY, JR ROBERT J. RYAN RICHARD E. LATTANZI FRANCIS JOHN GORMAN

J. Robert Haines, Esquire Zoning Commissioner of Baltimore County 111 West Chesapeake Avenue Towson, Maryland 21204

Re: 88-446-ASPH

Dear Mr. Haines:

I am enclosing an Amended Petition for Zoning Variance in the captioned case.

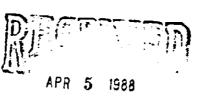
This amended petition relates to the request for a parking variance on the proposed project. It reduces the number of proposed parking spaces from 245 to 213.

These petitions are scheduled for hearing on May 4, 1988 at 9:00 A.M.

RJR:cl

Enclosure

cc: Longwood Retirement Associates, w/encl. Daft, McCune & Walker, Attention: Mike Maguire, w/encl.



ZONING OFFICE

MOORE, CARNEY, RYAN & LATTANZI ATTORNEYS AT LAW 4III E. JOPPA ROAD

BALTIMORE, MARYLAND 21236

E SCOTT MOORE ROBERT E CARNEY, JR ROBERT J. RYAN RICHARD E LATTANZI JUDITH L HARCLERODE

DAVID M MEADOWS

July 21, 1988

Mr. J. Robert Haines Zoning Commissioner of Baltimore County Office of Planning & Zoning Towson, Maryland 21204

> Re: Petitions for Zoning Variances and Special Hearing Case No. 88-446-ASPH NWC McHenry Avenue and Beford Avenue 3rd Election District - 2nd Councilmanic District Petitioner: Pikesville Retirement Assoc. Ltd. Partnership

Hearing Scheduled: Friday, August 26, 1988

Dear Mr. Haines:

In reference to the captioned matter our client has received notice of the hearing scheduled for August 26, 1988. It is necessary to postpone this hearing. Because of the recent zoning changes for elderly housing in Baltimore County, our client is reformulating its development plans and will be unable to proceed until the end of October, 1988.

It would be appreciated if you would reschedule this hearing for the end of October, 1988. Thank you for your consideration of this request.

Very truly yours,

RJR:cl

cc: Mr. Kevin M. Hassey

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines

Robert J. Ryan, Esq.

4111 East Joppa Road

Baltimore, Maryland 21235

Date: OCT 17 1989

Petitions for Zoning Variances and Special Hearing CASE NUMBER: 88-446-ASHP NUC McHenry Avenue and Bedford Avenue 3rd Election District - 2nd Councilmanic Petitioner(s): Pikesville Retirement Assoc. Ltd. Partnership HEARING SCHEDULED: OCTOBER, 27, 1988 at 9:00 a.m.

Dear Mr. Ryan:

Please be advised that 299.15 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do <u>not</u> remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Advertised & Posted 112.40 July 28, 1988 Not Adveristed/Posted 0.00 August 26, 1988 Advertised/Not Posted 67.40 October 27, 1988 Advertising & Posting 119.35

Very truly yours,

J. Robert Haines U<sub>J. ROBERT HAINES</sub> Zoning Commissioner of Baltimore County

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines



Re: POSTPONEMENT REQUEST

Dear Sir:

This to acknowledge receipt of your postponement request regarding the following petition:

Case number: Petitioner(s):

Location:

\_88-446-ASPH Mich Me Henry areauc

Please be advised that your request [ ] will [ ] will not be granted, and as such, the case [ ] will [ ] will not proceed on the assigned date of Juguet 26, 1988.

Where applicable, you will be timely notified of the new hearing date.

J. ROBERT HAINES ZONING COMMISSIONER BALTIMORE COUNTY, MARYLAND

JRH:gs

J. Robert Haines
Zoning Commissioner

## NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Zoning Variances and Special Hearing CASE NUMBER: 88-446-ASHP NWC McHenry Avenue and Bedford Avenue 3rd Election District - 2nd Councilmanic

Petitioner(s): Pikesville Retirement Assoc. Ltd. Partnership

HEARING SCHEDULED: THURSDAY, OCTOBER 26, 1988 at 9:00 a.m. Variance to permit construction of an apartment building 40 feet from the centerline of the street instead of the required 60 feet.

Variance to permit the owner to build an apartment project for the elderly in an R.A.E.2 zone with 213 parking spaces for 318 apartment units instead of the required 318 spaces.

Special Hearing: Construction of assisted care apartment units in an R.A.E.2 zone with provision for common dining facilities but no kitchen appliances in the individual apartments as permitted use under Section 201.2A1 and 201.2A.5.2.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of Baltimore County

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 494-3554

March 11, 1988



Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

- ZAC -Item No. 290 Property Owner: Location: Existing Zoning:

Partnership NWC McHenry Ave. and Bedford Ave. R.A.E. - 2Variance to permit construction of an Proposed Zoning: arartment building 40' from the c/l of the street instead of the required 60'. Variance to permit the owner to build an apartment project for the elderly in a R.A.E. 2 zone with 245 parking spaces for 318 apartment units instead of the required 318 spaces. Special Hearing for the construction of assisted care apartment units in a R.A.E. 2 zone with provision for common dining facilities but

Meeting of February 23, 1988

Pikesville Retirement Assoc. Ltd.

District:

Dear Mr. Haines:

Please see the C.R.G. comments for this site.

Very truly yours, Muchael / Henrie

no kitchen appliances in the individual

apartments as a permitted use.

3.58 acres (+ or -)

Michael S. Flanigan

Traffic Engineer Associate II

3rd Election District

MSF/pml-b

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 25, 1988

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Robert J. Ryan, Esquire 4111 East Joppa Road Baltimore, Maryland 21236

MEMBERS Bureau of Engineering

Department of Traffic Engineering State Roads Commission Bureau of

Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration Industrial Development

Moore, Carney, Ryan & Lattanzi

RE: Item No. 290 - Case No. 88-446-ASPH Petitioner: Pikesville Retirement Assoc. Ltd Partnership Petition for Zoning Variance and Special Hearing

Dear Mr. Ryan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Janus 4. Wijer /de JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:dt Enclosures

cc: Daft McCune Walker Inc. 200 E. Pennsylvania Ave. Towson, MD 21204

BALTIMON COUNTY DEPARTMENT OF ENVIRONMENT TECTION AND RESOURCE MANAGEMENT



Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Property Owner: Pikesville Retirement Assoc Ltd. Partnership

Location: NWC McHenry Ave and Bedford Ave. District 3 Water Supply metro Sewage Disposal metro

COMMENTS ARE AS FOLLOWS: ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.

( ) A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere. ( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroller operation which has a total cooking surface area of five (5) square feet or more. Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of

Health and Mental Hygiene for review and approval. ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau

of Regional Community Services, 494-3811. ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health. ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department . the Environment.

( ) Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775. ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.

( ) Soil percolation tests, have been \_\_\_\_\_, must be \_\_\_\_\_, conducted.
( ) The results are valid until \_\_\_\_\_\_.
( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required. ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test ) shall be valid until

) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. . ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and as Environmental Effects Report must be submitted.

Others Existingwell on site must be properly abandoned and sealed by a licensed well driller and a well abandonment report submitted to this office.

BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT



February 24, 1988

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Attention: Mr. James Dyer

Re: ZAC Meeting of 2-23-88 ITEM: 290. Property Owner: Pikesville Retirement Assoc. Ltd. Partnership (Longwood Retirement) Location: NWC McHenry Avenue and Bedford Avenue, Reisterstown Road, Route 140 Existing Zoning: R.A.E. - 2 Proposed Zoning: Variance to permit construction of an apartment building 40' from the c/l of the street instead of the required 60'. Variance to permit the owner to build an apartment project for the elderly in a R.A.E. 2 zone with 245 parking spaces for 318 apartment units instead of the required 318 spaces. Special Hearing for the construction of assisted care apartment units in a R.A.E. 2 zone with provision for common dining facilities but no kitchen appliances in the individual apartments as a permitted use. Area: 3.58 acres (+ or -)

District: 3rd Election District

Dear Mr. Haines:

Baltimore County

Fire Department

491-4500

Paul H. Reincke

Gentlemen:

J. Robert Haines

Zoning Commissioner

Towson, MD 21204

Item No.: 290

Office of Planning and Zoning

Baltimore County Office Building

of Public Works.

prior to occupancy.

( ) 6. Site plans are approved, as drawn.

Towson, Maryland 21204-2586

We have reviewed the petition and offer the following

Formerly the site had access to Reisterstown Road by way of Clovelly Street and McHenry Street. Clovelly Street is

My telephone number is (301)\_\_\_333-1350

Teletypewriter for impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free 707 North Calvert St., Baltimore, Maryland 21203-0717

February 18, 1988

Zoning Agenda: Meeting of 2/23/88

Re: Property Owner: Pikesville Retirement Assoc. Ltd. Partnership Dennis F. Rasmussen

Pursuant to your request, the referenced property has been surveyed by this

Bureau and the comments below marked with an "X" are applicable and required

(x) 1. Fire hydrants for the referenced property are required and shall be

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the

( ) 7. The Fire Prevention Bureau has no comments at this time.

(  $_{\rm X}$  ) 5. The buildings and structures existing or proposed on the site shall

located at intervals or 300 feet along an approved road in accor-

Fire Prevention Code prior to occupancy or beginning of operation.

comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition

dance with Baltimore County Standards as published by the Department

to be corrected or incorporated into the final plans for the property.

( ) 2. A second means of vehicle access is required for the site.

Location: NWC McHenry Avenue and Bedford Avenue

Richard H. Trainor Hal Kassoff Administrator

Page -2-Feb. 24, 1988 permanently closed, however, the intersection of McHenry Avenue

at Reisterstown Road is acceptable. If you have any questions, please contact John Meyers of this office.

> Very truly yours, Creston J. Mills, Jr. Acting Chief Bureau of Engineering

Access Permits

JM:maw

cc: Mr. J. Ogle Mr. L. Brocato

Mr. R. Haines

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

October 17, 1988



Robert J. Ryan, Esq. 4111 East Joppa Road Baltimore, Maryland 21236

Re: Petitions for Zoning Variances and Special Hearing Case Number: 88-446-ASPH NUC McHenry Avenue and Bedford Avenue 3rd Election District - 2nd Councilmanic Petitioner(s): Pikesville Retirement Assoc. Ltd. Partnership

This office is in receipt of your latest correspondence regarding the above captioned matter, wherein you request a dismissal without prejudice.

Enclosed please find a letter reflecting charges this office has sustained in the advertising and posting of this case. These charges must be reimbursed prior to the issue of any Order.

Your prompt attention is appreciated.

ZUNING CUMMISSIONER O BALTIMORE COUNTY

				88-	446 A
	ZONING COMM	ISSIONER - W	ITNESS FORM		
NAME:	Mr	Ry	tan	Ena,	
ADDRESS:					
COMPANY:					
ADDRESS:					
REPRESENTING: _					
SUPPORTING: P	ETITIONER	PROT	ESTANT		
TESTIMONY:	aques,	f for	z Por	stano	lment
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	FOR PORTANT MESSAGE
	DATETIMEP.M. MRabent (Man)
	OF- 554-4600
	PHONE APEA CODE NUMBER EXTENSION
	TELEPHONED REASE CALL
•	CAME TO SEE YOU WILL CALL AGAIN WANTS TO SEE YOU RUSH
	RETURNED YOUR CALL 8550 BRECIAL ATTENTION
	MESSAGE //
	Me # 88-496
	5/3/88 - Spoke W/ his sectly -
	lips to appear tonnerow
	and request pp. before Beach.
	SIGNED LITHO IN U.S.A.
	TOPS PORMEOO2P

TI: Tile 88-446-ASPH

BY: Mill Waranice-Glo
RE: Amended Varanice-Glo
H 8/88

1) Spoke w/ Len Peterson Jeff

2) Spoke w/ John Berle - NWS

2) Spokew w/ John Berle - NWS

3) Advised them to charge

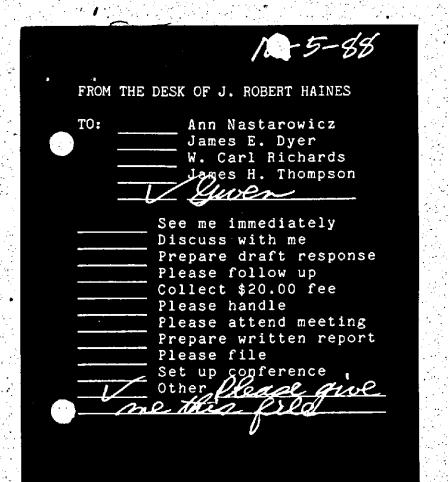
mumber of parking places

he pead 213.

H) Jore note to Steve Grate

advising him to charge

Sign.



MOORE, CARNEY, RYAN 8 LATTANZI
ATTORNEYS AT LAW
AIII E JOPPA ROAD
BALTIMORE, MARYLAND 21236

September 30, 1988

E. SCOTT MOORE
ROBERT E CARNEY, JR.
ROBERT J RYAN
RICHARD E. LATTANZI
JUDITH L HARCLERODE
RONALD A. DECKER

(301) 529-4600 FAX 529-6146

J. Robert Haines, Esquire
Zoning Commissioner of Baltimore
 County
Office of Planning & Zoning
Towson, Maryland 21204

Re: Case No. 88-446-ASPH
Pikesville Retirement Associates
Limited Partnership

Dear Mr. Haines:

The petitioner wishes to withdraw the Petitions for Zoning Variances and for the Special Hearing, without prejudice.

We would appreciate it if you would cancel the hearing scheduled for October 27, 1988 and enter an appropriate order terminating further action on the petitions without prejudice to my client's right to refile in the future.

Siluid Skyrus,

bert J. Ryan

RJR:cl

Fast scheduled for 10/27/88advertising date 10/5/88 and 10/6/88.

COT 4 1000

leed to bill.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204



Robert J. Ryan, Esq.
Moore, Carney, Ryan & Lattanzi
4111 E. Joppa Road
Baltimore, Maryland 2123

